

**PB# 79-33**

**Alfred Friedman**

Al Friedman Subdivision .79-33

**GENERAL RECEIPT**

4274

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

RECEIVED OF

Al Freedman (Hillman office) April 1 1980  
Twenty-five and 00/100 \$ 25.00  
DOLLARS

FOR

Application Fee 79-33  
DISTRIBUTION:

FUND	CODE	AMOUNT
<u>25.00</u>		
<u>OK</u>		

BY

Pauline G. Townsend cm  
Town Clerk

**GENERAL RECEIPT**

4287

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

RECEIVED OF

Al Freedman Apr 16 1980  
Seventy-five and 00/100 \$ 75.00  
DOLLARS

FOR

Two lot sub-division # 79-33  
DISTRIBUTION:

FUND	CODE	AMOUNT
<u>75.00</u>		
<u>OK</u>		

BY

Pauline G. Townsend cm  
Town Clerk

TITLE

Al Freedman Subdemon 79-33

approved 12/12/79  
held until ok by atty.  
final ok 4/9/80 SH.

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924

JACK A. SCHLOSSER  
County Clerk

Tel. (914) 294-5151

THOMAS A. AMOROSI  
Deputy County Clerk

Date May 5, 1980

Chairman of Planning Board

Town of New Windsor

Dear Mr. Jones

In compliance with the Town Planning Law, this is to  
notify you that the Plan of Subdivision for Friedman, Alfred  
minor subdiv. of lands of, Town of New Windsor  
dated December 10, 1979 and  
approved by you on April 9, 1980, was  
filed in our office on April 28, 1980  
as Map Number 5248.

With Kindest regards, I am

Very truly yours,

JACK A. SCHLOSSER  
County Clerk

By: Shirley B. Hadden  
Chief Clerk

LAW OFFICES  
JANE PRIZANT GILMAN  
COUNSELLORS AT LAW

40 DUNNING ROAD, P.O. BOX 443  
MIDDLETOWN, NEW YORK 10940  
TEL. (914) 343-2175  
NY CITY (212) 581-8151

ROBERT H. FREEHILL  
JANE PRIZANT GILMAN  
MANUEL G. GUERREIRO  
VERONICA A. SHEA

April 2, 1980

Town of New Windsor  
Office of the Planning Board  
555 Union Avenue  
New Windsor, New York--12550

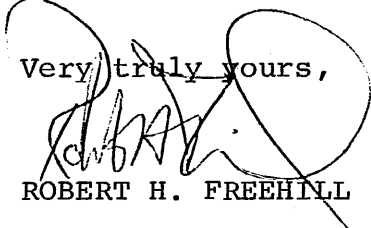
RE: Friedman to Lander  
Our File ALF/190-32A

ATTENTION: Shirley B. Hassdenteufel

Dear Shirley:

Enclosed please find a copy of John Stanton's letter to Phil Crotty dated March 20, 1980. I believe that Phil has no reservations about the signed maps being released to us for filing.

Very truly yours,

  
ROBERT H. FREEHILL

RHF/db  
Enc.

STANTON AND STANTON

ATTORNEYS AT LAW

33 QUASSAICK AVE. (RT 9W)

NEW WINDSOR, NEW YORK 12550

WILLIAM F. STANTON  
WILLIAM F. STANTON, JR.  
JOHN G. STANTON

MAILING ADDRESS:  
NEW WINDSOR  
POST OFFICE BOX 4301  
19141 562-1221

March 20, 1980

C Philip A. Crotty  
Duggan & Crotty  
Attorneys  
RD #2  
Temple Hill Road  
New Windsor, New York 12550

Re: Friedman to Lander

O Dear Phil:

In accord with our phone conversation of March 19, 1980, my client will have a deed prepared incorporating the sub-divided parcel to be acquired from Friedman with his existing property. Therefore, would you kindly advise the planning board to release the subdivision map for signing so that we can close title on the matter.

P Very truly yours,

JOHN G. STANTON  
JGS:cbr

Y cc: Lander  
cc: Gilman & Guerreiro

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL  
WEDNESDAY, DECEMBER 12, 1979 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, JOSEPH LOSCALZO,  
LAWRENCE JONES, HENRY VAN LEEUWEN, JOSEPH  
CIMORELLI, PHILIP INFANTE

BOARD MEMBERS ABSENT: JAMES McCABE

OTHERS PRESENT: PHILIP CROTTY JR., PLANNING BOARD ATTORNEY  
PAUL V. CUOMO, TOWN ENGINEER  
HOWARD COLLETT, BUILDING & ZONING INSPECTOR  
SHIRLEY B. HASSDENTEUFEL, SECRETARY

tape #

Chairman Spignardo called the meeting to order at 7:30 PM  
and presided over same.

#1 on the Agenda:

Frank Wortman      Discussion  
Weather Oak Hill  
Mr. Wortman

Chairman Spignardo: This is zoned R4A Multi-dwelling.

Mr. Wortman: That is correct.

Mr. Collett: In order to put up a two family house he must have  
water and sewer.

Chairman Spignardo: The next step then would be that the  
Engineer and Building Inspector check your plans.

Motion by Mr. Infante seconded by Mr. Loscalzo that the  
Planning Board of the Town of New Windsor approve the site plan  
of Frank Wortman contingent on the approval of the Engineer  
and the Building Inspector.

Roll call: Jones:yes      Loscalzo:yes  
                 Infante:yes      Cimorelli:yes  
                 Spignardo:yes

Motion carried 5 ayes, no nays.

#2 on the Agenda:

Al Friedman 2 Lot subdivision  
Located on Route 32-Windsor Highway  
Represented by Atty. Robert Freehill  
of Jane Gillmans Office in Middletown

Atty. Freehill: This is a two lot subdivision located on Windsor  
Highway.

Atty. Crotty: Make sure there is one (1) deed to these two



parcels.

Chairman Spignardo: It will be incorporated.

Atty. Freehill: Yes

Atty. Crotty: Two parcels. Landers and Friedman.

Atty. Freehill: In some towns it is automatically bonded together.

Note: Mr. Van Leeuwen arrived.

Chairman Spignardo: The maps will be held by our Attorney until he sees new deed incorporating both.

Motion by Mr. Loscalzo seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the two (2) lot subdivision of Al Friedman subject to approval of the Planning Board Attorney (Philip Crotty Jr. ) of deed assembling Lot #2 on the Friedman Subdivision, Map dated 12/10/79 with the existing Frank Lander parcel to the south.

Roll call: Jones:yes           Cimorelli:yes  
              Infante:yes       Van Leeuwen:obstain  
              Loscalzo:yes     Spignardo:yes

Motion carried: 5 ayes, 1 obstain, no nays

(final)  
(Fee/to be paid when approved by the Attorney.) \$25.00 application fee paid.

#3 on the Agenda:

Alosia Jaeger/Elsie Schierenbeck Doherty (79-28)  
Subdivision located on Route 207  
Represented by Mr. Valdina

Mr. Valdina: The Board members and Mr. Cuomo requested a perk test. This was done.

Mr. Cuomo: Portion in low lying land. Major portion is on a hill. We asked for a test to be taken, that is correct.

Mr. Valdina explained the map to the Board.

Mr. Van Leeuwen: I would want a leach field where you took the test.

Discussion followed.

Motion by Mr. Loscalzo seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor approve the Aloise Jaeger/Elsie Schierenbeck Doherty 2 lot subdivision located on Route 207 and specify leach field for single family be restricted to land where percolation test #2 of lot 2 was taken.

Fee \$100.00 Recreataion fee \$250.00 \$25.00 application fee paid.

Roll call: Jones:yes           Loscalzo:yes  
              Infante:yes       Cimorelli:yes  
              Van Leeuwen:yes   Spignardo:yes

Motion carried, 6 ayes, no nays.

#4 on the Agenda

Land of T. Schiavone, Philip Tribuzio etc.  
Schiavone discussion  
Beaver Dam property  
Represented by Joseph Schiavone

Mr. Cuomo: I recommended a \$10,000 cash bond.  
Secretary read minutes of previous meeting.

Mr. Schiavone: Keep in mind that there are other property owners.  
We can't afford to keep the land.

Chairman Spignardo: When would you plan on putting the road in? When would you start building it?

Mr. Schiavone: In the Spring.

Mr. Van Leeuwen: Bring the other property owners in.

Mr. Loscalzo: I say put the bond at \$20,000.

Mr. Cuomo: He put the other road in. Mr. Schiavone, how much did that road cost you to build?

Mr. Schiavone: \$8500..

Mr. Van Leeuwen: I will go for \$10,000.

Mr. Schiavone: I can get a letter of credit from the bank

Atty. Crotty: \$10,000 would be good to be held.

Mr. Jones: How can the road be built?

Mr. Schiavone: We did the other road the way it should be done.

Mr. Cuomo: He won't walk away from \$10,000.

Discussion followed re: Subdivision and road.

Motion by Mr. Van Leeuwen seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor notify - Rosa, Racanelli, Silva, Grove and any other property owners bordering Chestnut Avenue to appear before the Planning Board.

Roll call: Jones:yes Cimorelli:yes  
Infante:yes Spignardo:yes  
Van Leeuwen:yes  
Loscalzo:yes

Motion carried: 6 ayes, no nays.  
Secretary to send a letter to all property owners involved.  
Secretary to check with the Assessor.

#

## #5 on the Agenda

Ian Vander Essen 2 lot subdivision  
Route 94  
Represented by Atty. M. Cohen

Mr. Van der Essen: We are putting a line across the property.  
The Bank wants subdivision as a matter of record.

Atty. Cohen explained the map to the Board.

Chairman Spignardo: New maps will have to be brought in.

Motion by Mr. Van Leeuwen seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor approve the map of Ian Van der Essen located on Route 94 subject to corrected map which changes the word easement to right-a-way Lot #1. Fee \$100.00 and \$250.00. Application fee \$25.00 paid, the remaining Subdivision fee \$75.00.

Roll call:	Jones:yes	Loscalzo:yes
	Infante:yes	Cimorelli:yes
	.Van Leeuwen:yes	Spignardo:yes

Motion carried, 6 ayes, no nays.

Minutes

Motion by Mr. Van Leeuwen seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor approve the minutes of the November 27, 1979 meeting as read.

Roll call:	Jones: yes	Loscalzo:yes
	Infante:yes	Cimorelli:yes
	Van Leeuwen:yes	Spignardo:yes

Motion carried- 6 ayes, no nays. Minutes approved

Adjournment

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board adjourn the meeting of December 12, 1979.

Roll call:	Jones:yes	Loscalzo:yes
	Infante:yes	Cimorelli:yes
	Van Leeuwen:yes	Spignardo:yes

Motion carried - 6 ayes, no nays  
Meeting adjourned at 9:50 P.M.

Respectfully submitted,

*Shirley B. Hassdenteufel*  
SHIRLEY B. HASSDENTEUFEL,  
Recording secretary

Next meeting Wednesday - December 26, 1979 - 7:30 P.M.

## APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.  
Tel: 555-3893

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision FRIEDMAN SUBDIVISION
2. Location Rt. 32
3. Acreage 32.307 4. Number of lots 2 5. Zone
6. Name & address of subdivider ALFRED S. FRIEDMAN  
C/O GILMAN & GUERRERO, 40 DUNNING RD PO BOX 443, MIDD. NY 10940
7. Name & address of record owner of land SAMTZ
8. Present and intended uses ADD ACRES TO ADJOINING PARCEL  
OWNED BY F.H.C. LANDER

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

ALFRED S. FRIEDMAN  
OF GILMAN & GUERRERO

**Empire  
Bank**

MIDDLETOWN, N.Y. 10940

GILMAN, GARSON & GUERREIRO  
SPECIAL ATTORNEY ACCOUNT  
40 DUNNING RD., MIDDLETOWN, N.Y. 10940

PAY TO THE ORDER OF TOWN OF NEW WINDSOR  
FIVE AND 00/100

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED IN FULL PAYMENT OF THE FOLLOWING ACCOUNT			
RE:	Friedman/Lander		
	Our File ALE/190-32A		

⑈002441⑈ ⑆10219⑈0244⑆ 010⑈02791 01⑈

MARCH 21

19 80 50-244  
219

\$ 500.00

2441

GILMAN, GARSON & GUERREIRO  
SPECIAL ATTORNEY ACCOUNT

DOLLARS



N/F STENBLEIN

NORTH

①  
30.3071 ACRES

N/F KRAMER  
REC'D HERE HNT  
LINE INC

N/F BALVILLE  
ESTATES INC

540'

1100'

N/F LEVINSON

20' UTILITY EASEMENT  
TOWN OF NEW WINDSOR

N/F PERANT  
FOR INN

N/F LANDER

②  
2.00 ACRES

N/F COHEN

TO 141/65 STATE

NYS RT #32

TO NEWBURGH

NOTES  
ZONE - P1  
OWNER ALFRED FRIEDMAN  
SUBDIVIDER - SAME  
TOTAL ACRES - 32.3071 ACRES  
TOTAL NO. OF LOTS - 2  
SUBDIVISION DESIGNATED - WILLIS E TUTTLE L3  
THIS MAP WAS TRACED FROM MAP ENTITLED  
SURVEY LAND OF ALFRED FRIEDMAN BY  
WENRAN ENGINEERING AND DATED 7/24/73  
AND LATER RESUBMITTED TO 100 SCALE  
LOT #2 ADDED BY W.E. TUTTLE

PROPOSED  
MINOR SUBDIVISION

OF  
ALFRED FRIEDMAN

TOWN OF NEW WINDSOR GRANGE CO NY

SCALE 1"=100'

DEC 10 1979

SUBDIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON APR 9 1980  
BY LAWRENCE JONES  
Secretary

ALFRED FRIEDMAN

TOWN OF NEW WINDSOR GRANGE CO NY

SCALE 1"=100'

DEC 10 1979

SUBDIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON DEC 13 1979  
BY LAWRENCE JONES  
Secretary

WILLIS E TUTTLE SURVEYOR  
30X 110 RD # NEWBURGH NY 12550

